

BK 0480 PG 0699

SS STATE MS.-DESOTO CO.
SS

AUG 27 2 21 PM '04

SP 480 PG 699
M.F. DAVIS CH. CLK.

LEAVE BLANK FOR RECORDING DATA

WARRANTY DEED

THIS WARRRANTY DEED made and entered into this day by and between MONTY S. WESTMORELAND and TIM L. WESTMORELAND, GRANTORS, and MONTY S. WESTMORELAND and PATTI A. WESTMORELAND, Grantees,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantees to the Grantors, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantors do hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantees as tenants in common, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of Desoto, State of Mississippi, and more particularly described as follows to-wit:

Lot 1 of the Final Plat of the Westmoreland 4 lot subdivision phase 1 as recorded in Plat Book 85 at page 37 of the land records of Desoto County, in the office of the Chancery Clerk of Desoto County, Mississippi, said subdivision being located in the Northeast Quarter of Section 36, Township 1 South, Range 9 West, all situated in Desoto County, Mississippi. (See enclosed legal description).

By way of explanation, this is part of the same property conveyed to the Grantors and filed for record on 4-15-2001 and recorded in Deed Book 390, Page 41 in the office of the Chancery Clerk of Desoto County, MS.

TO HAVE AND TO HOLD unto the Grantees, their heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.
- (2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.
- (3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantors on this
the 20th day of August, 2004.


MONTY S. WESTMORELAND


TIM L. WESTMORELAND

STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 20th day of August, 2004, within my jurisdiction, the within named Monty S. Westmoreland, who acknowledged that he executed the above and foregoing instrument.

Donna Parsons Pittman
Notary Public

My commission expires: 2-17-2008



STATE OF MISSISSIPPI
COUNTY OF DESOTO

Personally appeared before me, the undersigned authority in and for the said county and state, on this 20th day of August, 2004, within my jurisdiction, the within named Tim L. Westmoreland, who acknowledged that he executed the above and foregoing instrument.

Donna Parsons Pittman
Notary Public

My commission expires: 2-17-2008



ADDRESS OF GRANTORS

7285 Poplar Corner Road
Walls, MS 38680
Tel: 662-781-1557
Tel: 662- 781-0702

ADDRESS OF GRANTEEES

7285 Poplar Corner Road
Walls, MS 38680
Tel: 662-781-1557
Tel: 662-781-0702

INDEXING INSTRUCTIONS:

NE QUARTER OF THE NE QUARTER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 9 WEST

LEGAL DESCRIPTION FOR LOT 1

COMMENCING AT THE NORTHEAST CORNER OF SECTION 36, TOWNSHIP 1 SOUTH, RANGE 9 WEST, CITY OF WALLS, DESOTO COUNTY, MISSISSIPPI; THENCE SOUTH A DISTANCE OF 745.50' TO A POINT IN THE CENTERLINE OF US HIGHWAY 301; THENCE S 84° 20' 00" W A DISTANCE OF 60.00' TO AN 1/2" IRON PIN SET, SAID POINT BEING THE TRUE POINT OF BEGINNING OF LOT 1 WESTMORELAND 4 LOT SUBDIVISION; THENCE S 84° 20' 00" W A DISTANCE OF 248.00' TO AN 1/2" IRON PIN SET; THENCE S 05° 30' 00" E A DISTANCE OF 180.00' TO AN 1/2" IRON PIN SET; THENCE N 84° 20' 00" E A DISTANCE OF 248.00' TO AN 1/2" IRON PIN SET; THENCE N 05° 30' 00" W A DISTANCE OF 248.00' TO THE POINT OF BEGINNING, CONTAINING 44839.8111 SQUARE FEET OR 1.0248 ACRES MORE OR LESS. THIS LOT IS SUBJECT TO ALL RIGHTS-OF-WAY OF PUBLIC ROADS AND UTILITY EASEMENTS, SUBDIVISION AND ZONING REGULATIONS AND EASEMENTS OF RECORD.

PREPARER'S STATEMENT AND INDEXING INSTRUCTION

TYPE OF INSTRUMENT:

Warranty Deed

PREPARER'S NAME, ADDRESS AND TELEPHONE NUMBER:

Monty Westmoreland
7285 Poplar Corner
Walls, MS 38680
662-781-1557

INDEXING INSTRUCTIONS:

To be indexed in the northeast quarter of the northeast quarter, Section 36, Township 1 South, Range 9 West.

TENDERED FOR RECORDING BY (PLEASE RETURN TO:

Monty Westmoreland
7285 Poplar Corner
Walls, MS 38680
662-781-1557